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02/02/2024

MR Stephen Codd
9 / 10 - 12-18 Clarendon Street Bubalo ST
Warriewood NSW 2102

RE: DA2021/2600 - 49 Warriewood Road WARRIEWOOD NSW 2102

The additional traffic created by the additional properties (without access to Warriewood Road) has not been addressed.

As mentioned previously the additional traffic cannot be handled by Bubalo Street due to the small width of the road.

There is no doubt at all that it will increase dramatically the danger to the residents, especially the children living in Bubalo Street.

It would also be almost impossible for the street to handle the trucks and construction vehicles required for such a development.

It appears that the Traffic Impact report is a carbon copy of a previous report, suggesting that the concerns raised have not been taken seriously and may suggest a study may not have been carried out.

The height of the proposed buildings backing on to Bubalo Street from the new development would not only pose a serious privacy issue but also block the afternoon sun and light from the properties on Bubalo Street.

I would suggest that planning permission be refused again based, safety, health and privacy issues which have still not been addressed.